

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	Bankruptcy No. 18-24703-JAD
	:	
JAMES RUSSELL FLEEGER	:	Chapter 7
LINDA JEAN FLEEGER	:	
<i>Debtor</i>	:	
	:	
Natalie Lutz Cardiello, Trustee	:	
	:	
Movant	:	
	:	
v.	:	
	:	
United States of America, Internal	:	
Revenue Service; Commonwealth of	:	
Pennsylvania, Department of Revenue;	:	
Butler County; Donegal Township; Karns	:	
City Area School District; Butler County	:	
Tax Claims Bureau; Freedom Mortgage	:	
Corporation	:	
	:	
Respondents	:	

REPORT OF SALE

A sale hearing was conducted on October 22, 2019 in connection with the sale of 521 Chicora Fenelton Road, Butler, PA 16034 to Jonathan and Nicole Doctor. The sale price was \$133,000. Closing was held on November 5, 2019, and the bankruptcy estate received a carve-out of \$6,826.69. A copy of the Settlement Statement is attached hereto and incorporated herein.

The carve-out proceeds will be held by the Trustee pending further Order of Court.

Respectfully submitted,

/s/ Natalie Lutz Cardiello

Natalie Lutz Cardiello, Trustee
107 Huron Drive
Carnegie, PA 15106
ncardiello@comcast.net
(412) 276-4043

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

ServiceLink, LLC
ALTA Universal ID:
1355 Cherrington Pkwy
Moon Township, PA 15108

File No./Escrow No.: 190984524
Print Date & Time: November 11, 2019 9:15 AM
Officer/Escrow Officer: Melissa Columbus
Settlement Location: 1355 Cherrington Pkwy
Moon Township, PA 15108

Property Address: 521 Chicora Fenelton Rd
Fenelton, PA 16034

Borrower : JONATHAN DOCTOR

NICOLE DOCTOR

Seller : Natalie A. Cardiello, as Trustee for the Bankruptcy Estate of James Russell Fleeger
107 Huron Drive
Carnegie, PA 15106

Lender: Plaza Home Mortgage, Inc

Settlement Date : November 06, 2019
Disbursement Date : November 06, 2019

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
		Lender Credits from Plaza Home Mortgage, Inc		2,802.54
	133,000.00	Sale Price of Property	133,000.00	
		Deposit or earnest money		1,300.00
		Deposit		4,000.00
		Loan Amount		126,350.00
		Prorations/Adjustments		
	64.00	County/Twp 11/07/19-12/31/19	64.00	
	652.53	School Tax 11/07/19-06/30/20	652.53	
		Loan Charges to Plaza Home Mortgage, Inc		
		Loan Administration Fee		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to Plaza Home Mortgage, Inc (continued)		
		\$945.00 paid by Plaza Home Mortgage, Inc on behalf of Borrower		
		Appraisal Fee \$475.00 paid outside closing by Borrower		
		Third Party Processing Fee	995.00	
		Prepaid Interest \$17.74000 per day from 11/06/19 to 12/01/19 Plaza Home Mortgage, Inc	443.52	
		Loan Charges to Marquee Mortgage and Financial Group LLC		
		Mortgage Broker Fee	3,474.63	
		Credit Report Fee	89.64	
		Other Loan Charges		
75.00		Doc Prep Fee - Seller to Rosenberg LPA		
		Impounds		
		Homeowner's Insurance to Plaza Home Mortgage, Inc 4.000 Months at \$93.92/payment	375.68	
		County/Twp to Plaza Home Mortgage, Inc	758.40	
		Aggregate Adjustment to Plaza Home Mortgage, Inc		290.55
		Title Charges & Escrow/Settlement Charges		
		Closing Protection Letter Fees to ServiceLink, LLC	125.00	
62.50		Tax Certificate Search Fee to ServiceLink, LLC		
750.00		Closing Coordination Fee - Seller to ServiceLink, LLC		
		Out of Office Signing Fee - Buyer to ServiceLink, LLC	150.00	
		Doc Processing Delivery Fee - Buyer to ServiceLink, LLC	45.00	
		Update Fee - Buyer to ServiceLink, LLC	25.00	
		Lender's Title Insurance to ServiceLink, LLC Coverage: \$126,350.00 Premium: \$0.00		
1,213.10		Owner's Title Insurance to ServiceLink, LLC Coverage: \$133,000.00 Premium: \$1,213.10		
		TIRBOP - PA Endorsement 300 Survey	50.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges & Escrow/Settlement Charges (continued)		
		Exception to ServiceLink, LLC		
47.50		Tax Cert Fee - Seller to ServiceLink, LLC		
		TIRBOP - PA Endorsement 900 (ALTA 8.1-06) Environmental Protection Lien to ServiceLink, LLC	50.00	
		TIRBOP - PA Endorsement 1030 Restrictions, Encroachments, Minerals (ALTA 9) to ServiceLink, LLC	121.31	
47.50		Tax Certificate Search Fee to ServiceLink, LLC		
		Commissions		
2,660.00		Listing Agent Commission to Keffalas Real Estate		
2,660.00		Selling Agent Commission to Towne & Country Real Estate		
		Government Recording & Transfer Charges		
		WARRANTY DEED to Butler County Recorder of Deeds	87.75	
665.00		TRANSFER TAX to Butler County Recorder of Deeds	665.00	
665.00		TRANSFER TAX to Butler County Recorder of Deeds	665.00	
		Mortgage to Butler County Recorder of Deeds	122.75	
		Payoffs		
115,384.24		Payoff of First Mortgage Loan to Freedom Mortgage Corporation		
		Miscellaneous		
		Homeowner's Insurance Premium to Erie Insurance	1,127.00	
0.00		Commission to BK Global		
6,826.69		Bankruptcy Estate Fee to Natalie A. Cardiello, as Trustee for the Bankruptcy Estate of James Russell Fleeger		
2,660.00		Commision to BK Global		
Seller			Borrower	
Debit	Credit		Debit	Credit
133,716.53	133,716.53	Subtotals	143,087.21	134,743.09
		Due from Borrower		8,344.12
133,716.53	133,716.53	Totals	143,087.21	143,087.21

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize ServiceLink, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

Seller

Natalie A. Cardello, as Trustee for the Bankruptcy Estate of James Russell Fleeger

BY: 

Melissa Columbus
COORDINATOR